

TALCB Bulletin

TALCB was created by an act of the Texas Legislature in 1991 to license, certify and regulate real estate appraisers in Texas under state and federal laws. In 2011, TALCB's jurisdiction was expanded to register and regulate appraisal management companies.



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From the Commissioner...

Well 2016 is off to a great start! The agency team has managed to steadily reduce the average length of complaint case management to resolution in less than 12 months and many to under 9 months. That is a tremendous accomplishment and looks like it may become a regular mode of handling business – provided the complaint volume remains at manageable levels.

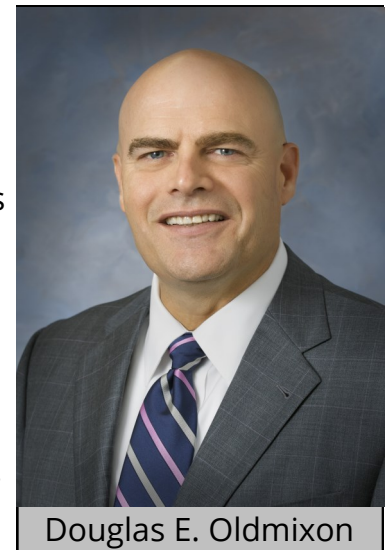
This is especially gratifying since the Appraisal Subcommittee (ASC) will be visiting with the agency for its routine biennial compliance audit from February 16-19th. Maintaining an average complaint resolution times under 12 months is a requirement for a flawless audit, so we are hopeful to repeat our exceptional rating from our last audit. We will know how we did when the ASC staff briefs the Board members at their regular quarterly meeting on Friday February 19th. Come join us and find out!

And up for approval is a rule change to allow, a credentialed appraiser to get up to four (4) hours of Appraiser Continuing Education (ACE) credits for attending a future February meeting when the ASC is reporting results. The Board will also be electing officers and appointing committees, so this is a good meeting to learn more about the functioning of your state policy board operating under federal agency oversight. Another good reason to come and join us – to get ACE credit in the future!

Lastly, we expect the Governor's office to be making some appointments of new Board members soon.

The Executive Secretary of the Veterans Land Board has appointed Earl "Buster" Renfrow as his designee to serve as an ex officio member of the Board, replacing Mark McAnally who has served in that capacity since August 2003. We will be welcoming Buster – and perhaps others – to the Board and saying a fond farewell to Mark for his many years of dedicated service. Another great reason to be there!

Please read my column in the Advisor about the strategic planning process that is also scheduled for this year. The survey questions and listening tour locations around Texas will be published in February. One of the issues that will be open for discussion this year is the extent of the criminal background check that must be in place for appraisers by January 1, 2017. We hope to hear from all of you online or to see you at one of the 5 or 6 meeting sites across the state to share your insights and inputs. Aim high!



Douglas E. Oldmixon

THE APPRAISAL FOUNDATION ANNOUNCES NEW EXPOSURE AND DISCUSSION DRAFTS

APB Exposure Draft

On January 14th [The Appraisal Foundation \(TAF\) announced](#) a new Appraisal Practices Board (APB) exposure draft: **First Exposure Draft – Valuation of Green and High Performance Property: 1-to-4-Unit Residential**. This represents the initial work of the Subject Matter Experts (SMEs) tasked with identifying and describing the recognized methods and techniques related to appraising energy-efficient houses.

This 46-page draft describes the principles behind green buildings, information sources for identifying relevant features, as well as a discussion on the appraisal problem and highest and best use analysis. Additionally, sections of the document cover issues related to research and analysis, unique issues of photovoltaic systems, and the three approaches to value. Lastly, there is a commentary on reporting the findings to different clients, conclusions related to appraising energy-efficient houses, and a bibliography of available resources for appraisers.

If you are presently appraising residential properties with energy-efficient features or contemplating adding such properties to your appraisal practice, this is a must read. While only the first of what could be several drafts, it provides a well thought out and written discussion of methods and techniques an appraiser would want to consider.

As with all [Foundation exposure drafts](#) you are invited to comment on the content of the paper, thereby providing TAF your expertise while at the same time allowing your voice to be heard. You have until March 14, 2016 to provide your written comments to TAF. You will find details on the how and where below.

ASB Discussion Draft

On January 15th The Appraisal Foundation (TAF) announced a **Discussion Draft – Potential Areas of Change for the 2018-19 edition of the *Uniform Standards of Professional Appraisal Practice***. Based on responses to prior exposure drafts the Appraisal Standards Board (ASB) is examining areas of

potential change for the 2018-19 edition of USPAP. While no specific changes are being proposed at this time, the ASB would like interested parties to provide their feedback on the areas identified.

Areas of interest to real property appraisers discussed in this draft include: Communication of Assignment Results; STANDARD 6, Mass Appraisal, Development and Reporting; Definition of assignment; Review of the terms: assumption and extraordinary assumption; STANDARD 3, Appraisal Review, Development and Reporting; Review of Advisory Opinions 1, 18, 21, and 31; as well as other edits to improve clarity and enforceability of USPAP.

While you will have an opportunity to comment on specific, proposed USPAP changes at a later date, the current discussion draft is an opportunity to help shape the areas and direction of change for the 2018-19 edition. You are invited to comment on this draft until February 17, 2016 by [providing the ASB with your written comments](#).

How do you send your written comments to TAF?

For comments related to the APB's exposure draft send your e-mails to the APB: APBcomments@appraisalfoundation.org.

Want to comment on the ASB's discussion draft? Send your e-mails to the ASB: asbcomments@appraisalfoundation.org. Street address and facsimile number may be found on TAF's website.

Note: All written comments will be posted for public viewing, exactly as submitted, on the website of The Appraisal Foundation. Names may be redacted upon request. The Appraisal Foundation reserves the right not to post written comments that contain offensive or inappropriate statements.

Take a moment to read/comment on these two drafts. You will not only be helping yourself by staying on top of important issues, but you will be contributing to the betterment of the appraisal profession.

Proposed Rule Actions for the February 19th Board Meeting

PROPOSED RULES

The Board proposed amendments to the following rules at the Board meeting on November 20, 2015. These proposed amendments will be on the agenda for adoption by the Board at the February 19, 2015. You may review the full text of the proposed amendments on the [Rules and Laws section](#) of the TALCB website. Written comments on the proposed amendments may be sent to general.counsel@talcb.texas.gov and must be received before 5:00pm on Friday, January 29, 2015 to be included in the materials for the November meeting. After that date, comments must be made in person at the meeting.

22 TAC §153.18, Appraiser Continuing Education (ACE)

The proposed amendments add additional opportunities for appraiser license holders to obtain continuing education credits consistent with criteria established by the Appraiser Qualifications Board and statutory changes to Chapter 1103, Texas Occupations Code, adopted by the 84th Legislature.

22 TAC §153.22, Voluntary Appraiser Trainee Experience Reviews

The proposed rule establishes a voluntary program through which an appraiser trainee may receive feedback about their appraisal

work product from the Board before submitting an application for licensure.

22 TAC §153.27, License by Reciprocity

The proposed amendments streamline the Board's process for verifying an applicant's licensure in another state and will lower the cost and simplify the application process for applicants who apply for a license under this section.

22 TAC §159.155, Periodic Review of Appraisals

The proposed amendments specify that the scope of appraisal reviews conducted under this section must be sufficient to ensure that methods, assumptions, data sources, and conclusions are reasonable and appropriate.

FORMS

The Board approved the following forms, effective January 1, 2016:

- 1) Application for License Reinstatement (LCR-0);
- 2) Trainee Work Product Review Application (TWP-0); and
- 3) Confidentiality Agreement (CA-0).

The revised forms will be available on the [Forms section](#) of the TALCB website.

TALCB Enforcement Actions

The Texas Appraiser Licensing and Certification Board publishes their enforcement actions regularly on the new TALCB website. To read the reports please go to the [TALCB website and click](#) on, public and disciplinary actions.

IMPORTANT DATES TO REMEMBER

TALCB Board Meeting—February 19

Check the TALCB website regularly for postings of all of our upcoming meetings.